

To: David Beal, Sherlock Investments LLC
Aaron Beal, Sherlock Investments LLC

From: City of Duvall Development Review Committee (DRC)

Date: April 6, 2017

Re: DRC 1st Round Review Comments for proposed Sherlock Storage Facility (SPR17-001 and CUP17-001) – Request for Corrections/Additional Information

The City's Development Review Committee has completed its first round review comments on the original application for Site Plan Review Approval (SPR17-001) and Conditional Use Permit Approval (CUP17-001) submitted on March 3, 2017 and found to be complete on March 22, 2017. Please note that peer review comments regarding wetland mitigation are still pending from the City's wetland consultant (comments expected by 4/11/17 and which time we will forward them to you).

This memo is written notice that the City is requesting corrections and additional material in order to continue processing your application. For purposes of time computation the review clock is stopped as of the date of this memo. The review clock will restart within 14 days of resubmittal of requested corrections and information.

Once corrections and additional information are resubmitted the City will review the proposal in accordance with the State Environmental Policy Act (SEPA) and issue a SEPA Threshold Determination. Once the threshold determination is issued, we will provide you a copy of the determination. At this time the City will work with you to schedule a date for Design Review before the City's Planning Commission.

After you have reviewed the attached DRC comments provided by the DRC, we encourage you to set up a meeting with us so we may go over the requested corrections and additional information.



Development Review Committee

15535 Main Street, PO Box 1300, Duvall, WA 98019
Phone: (425) 788-2779 Fax: (425) 788-8097

Small Town. Real Life.

To:	David & Aaron Beal	Date:	April 6, 2017
Project Number / Name:	SPR17-001 / CUP17-001 Sherlock Storage Facility		
Review Number:	1 st Round Review Comments		
Project Description and Location:	Proposed self-storage facility at 14441 Main Street NE		

Department Comment Sheet:

DEPT / REVIEWER	PAGE / SHEET NO.	COMMENT	RESPONSE
PW		A Site Plan must be complete with all details prior to approval (A building permit only covers the envelope of the building).	
Building Department		Building Department review will occur at time of building permit submittal.	
PW	SEPA, Section B.1.e	Revise text to include localized slopes of up to 100% (8 feet high or less) at west edge of property.	
PW	SEPA, Section B.1.e	Revise text to summarize and estimate cut (building) and fill (parking lot) activities.	
PW	SEPA, Signature	Sign and date upon completion of all revisions	
PW	Trip Generation and Parking Demand Analysis	No Corrections, 7 Peak Hour trips will be used to calculate the Traffic Impact Fee.	
PW	TIR Required	Provide stormwater Technical Information Report (TIR) in accordance with 2016 King County Surface Design Manual (KCSWDM) requirements. The report may be abbreviated but all KCSWDM Core Requirements, including Low Impact Development and any restrictions on roof or building type with respect to direct discharge of downspouts without treatment, shall be addressed.	
PW	Site Plan Set	Include off-site drainage improvements or alternatives plans (i.e. culverts, etc.). Discharge to the system within City Property north of the project will only be allowed as documented in the TIR and in association mitigation/restoration of the existing hanging pipe outfall. Alternatively, propose an on-site discharge system to Thayer Creek that includes energy dissipation.	
PW	Site Plan Set	Depict removal of debris from City property, located along the northern boundary, and revise existing fence line encroachment.	
PW	Site Plan Set, All Sheets	Revise to show all tracts and easements per Public Works Development Design Standards (PWDDS) 1-1.07.	
PW	Site Plan Set, All Sheets	<ul style="list-style-type: none"> Revise to show 4-foot safety fence (black vinyl-coated chain link with top rail unless otherwise approved) along the full length of any wall/rockery greater than 2.5'. Show PVC wall drain pipe(s) and size(s) (minimum 4-inch diameter) 	

Representative Responding: _____

Date: _____

DEPT / REVIEWER	PAGE / SHEET NO.	COMMENT	RESPONSE
		<ul style="list-style-type: none"> Provide section and detail of wall system including facing for approval. Provide structural design for all walls over 4 feet high. 	
PW	Site Plan Set, All Sheets	The Parking Lot extends into the 10-foot wide sensitive area BSBL. Revise as required by the Planning Department.	
PW	Site Plan Set, C3.00	Revise commercial parking lot entrance to max. 30 feet wide.	
PW	Geotechnical Report Pg. 11, Section 5.6.2	Footing drains shall not be eliminated regardless of foundation type. Waterproofing of foundation below grade will be required as well as a full perimeter drainage system.	
PW	Site Plan Set, C4.00	Trench drain beneath covered loading area shall not be connected to the sanitary sewer system. Suggest disconnecting the yard drain (with 6" SD connection), from the bio-retention facility, keeping clean water clean.	
PW	Site Plan Set, C4.00	Provide storm system details (all PVC, diameter, inverts, pipe length and slopes, catch basin rim, cleanout rim, other).	
PW	Site Plan Set, C4.00	Provide detail for bio-retention facility (capacity, volume, dimensions, etc.) based on calculations within TIR.	
PW	Site Plan Set, C4.00	<ul style="list-style-type: none"> Asphalt Pavement section shall be a minimum 4" thick HMA over 6" thick CSTC over firm and unyielding subgrade or compacted structural fill. Portland Cement Concrete section shall be a minimum 5" thick PCC over 6" thick CSTC over firm and unyielding subgrade or compacted structural fill. 	
KCFD 45:	Site Plan Set, C5.00	<ul style="list-style-type: none"> Revise FDC location to planter area at southeast corner of property (approx. 3 feet east of sidewalk and 3 feet south of driveway access curb line). Additional hydrant needed and shall be located approx. 50 feet north of property line on west side of SR-203 (coordinate with City of Duval on location) Provide fire line sizing calculations and sprinkler evaluation at time of building permit submittal. Emergency ingress/egress requirements will be evaluated at time building permit submittal. 	
PW	Site Plan Set, C5.00	<ul style="list-style-type: none"> Note Fire Line Double Detector Check Valve assembly within the building. Water service RPBA shall be located within the building. Consider smaller meter size if possible (3/4" meter CIC is \$7,571, 1.5" meter CIC is \$37,857) 	
PW	Site Plan Set, C6.00	<ul style="list-style-type: none"> Show approximate bearing surface location on sections based on results of geotechnical evaluation. Show or note proposed foundation elements on section. A foundation design shall be submitted as part of the building permit submittal. Show or note proposed wall embedment/bearing depth. Provide structural wall design at time of building permit submittal. As depicted, the west portion of parking lot fill and wall is situated above unsuitable fill. Provide proposed geotechnical design to address this issue at time of building permit submittal. 	
PW	Site Plan Set, W2.2	Consider 4-foot high black vinyl-coated chain link with top rail instead of peeler pole fence	

DEPT / REVIEWER	PAGE / SHEET NO.	COMMENT	RESPONSE
PW	Site Plan Set, C5.00	Add note on sheet to address existing septic drainage field. Such as, "Remove and mitigate On-Site Septic System (OSS) in accordance with the Department of Health and the City of Duval standards at time of construction."	
PLG	General Notes	<ul style="list-style-type: none"> A verification letter is needed from PSE regarding required setback from utility easement along northern property line. Please ensure consistency between plan sheets. 	
PLG	G0.01	<ul style="list-style-type: none"> Revise zoning on lot south of site from Commercial to MU12. Double check to ensure zoning map and key are correct. Impervious area calculation includes 50% of total plaza area. How was this percentage derived? Much of the plaza areas are under roof canopy. Pervious credit may apply toward use of permeable pavers so long as they are not covered by roof overhang. Please check with PW and revise calculation. Landscaping area calculation includes 50% of plaza area. Only those portions of the plaza areas that have landscaping can count toward landscaping. (Note: Any landscaping within the ROW cannot count toward landscaped area). ROW areas cannot count toward landscaping area or plaza requirement (It doesn't appear that ROW was included in calculation—just want to reiterate). 	
PLG	Civil Plan Set C0.01-C0.06	<ul style="list-style-type: none"> Survey Note 3 on sheet C1.00 indicates there is a discrepancy in the legal description in the title report and the survey. Title report appears to match survey. Please rectify. Landscaping area south of parking lot is identified on sheet C2.00 as buffer enhancement area. This area can't be utilized as buffer enhancement. Part of bio-retention facility is within building setback from stream buffer. Grading within that portion of bio-retention facility cannot exceed 30 inches from original grade. Verify that scope of project area is outside dripline of any off-site significant trees. Add bicycle parking facility (must be able to accommodate at least 1 bicycle per DMC 14.44.060). Most of retaining wall exceeds 4 foot height limitation required by DMC 14.34.030.B.2.a. Combined retaining wall and safety fence height cannot exceed 6 feet per DMC 14.64.180.A.6; however, applicant may apply for a departure request from this requirement. Retaining walls within the wetland buffer setback cannot exceed a height of 30 inches (per DMC 14.42.120.C.1). A departure request cannot be granted from this requirement. Final grading for plaza area is shown to be slightly sloped toward sidewalk. Remove slope. Utilities such as fire hydrants when placed within landscape areas require a certain degree of clearance 	

DEPT / REVIEWER	PAGE / SHEET NO.	COMMENT	RESPONSE
		<p>from vegetation. Landscape plans and landscape area calculations should account for these adjustments.</p> <ul style="list-style-type: none"> Exterior lighting plan also needs to be provided in accordance with DMC Chapter 14.46. 	
	Landscape Plan Set L1.0-L2.0	<ul style="list-style-type: none"> Please ensure all landscape plan sheets are scale-able. Show how the parking lot landscaping requirements have been met as stated in DMC 14.38.070.A. Parking lot landscaping and other required landscaping cannot count toward buffer enhancement. Parking lot must be setback and screened by a 5 foot of Type II Landscaping per DMC 14.38.090.A. The Bioretention facility must be screened by 15 feet of Type V landscaping with minimum 80% evergreen trees and shrubs per DMC 14.38.090.A on the north and east sides of the facility. A 10ft. wide Type IV landscape buffer is required along the northern property line per DMC 14.38.090.A. Please ensure proposed tree species are suitable for buffer. A 15ft. wide Type V landscape buffer is required between the building and the wetland buffer per DMC 14.38.090.A. Trees need to be added to landscape areas along front façade. Trees may protrude out into sidewalk portion of ROW. 	
	Buffer Enhancement Plan Set W1.1-W2.2	PENDING PEER REVIEW COMPLETION	
	Site Plan A1.00	<ul style="list-style-type: none"> Add the following information on the site plan sheet: <ul style="list-style-type: none"> Gross Site Area (square footage) Net Buildable Area (square footage) Buffer Area (square footage and geographical area) Enhance Buffer (square) Building Footprint Area (square footage) Landscape Area (square footage and geographical area) Plaza Area (square footage and geographical area) Zoning All setbacks Refuse collection facilities appear to be indoors. Please verify this is acceptable to waste management. If not, refuse facilities need to be provided outside the building and be designed in accordance with our design guidelines and waste management requirements. Sensitive areas should be placed in a separate tracts and shown to be owned and maintained by property owner. 	

DEPT / REVIEWER	PAGE / SHEET NO.	COMMENT	RESPONSE
	Elevation Plan Set A3.01-A3.04	<ul style="list-style-type: none"> • Provide updated elevation plans per Andy's Comments. Ensure all other affected plan sets are updated to reflect updates to elevations. 	
	SEPA Checklist	<ul style="list-style-type: none"> • Please type responses in checklist • Please complete Sections A1,2,3, and 4 / B8e and f • Use complete answers in the checklist (don't use attachments) • Complete Section C (Signature block) • Section D is not applicable (no need to fill out) • Item A10: Site Plan Permit Approval and Civil Construction Drawing approval, is also needed. Spell out CUP. • Expand answer to A11. • Expand answer to A12. Provide full address and parcel number. • Expand answer to B3.a.1 • Expand answer to B5d (describe buffer enhancements) • Expand answer to B8d. Explain types of structures that are being demolished. • Correct answer to B8h. Part of site is within critical area buffer for creek. Proposing buffer reduction. Describe existing conditions in buffer area. • B13 – provide documentation that you have consulted with local tribes regarding the project site. 	



5309 Shilshole Avenue NW
Suite 200
Seattle, WA 98107
206.789.9658 phone
206.789.9684 fax

www.esassoc.com

April 10, 2017

Ms. Lara Thomas, Planning Director
Mr. Troy Davis, Associate Planner
City of Duvall
P.O. Box 1300
Duvall, Washington 98019

RE: Sherlock Self-Storage - Sensitive Areas Compliance Review

Dear Troy:

Environmental Science Associates (ESA) has prepared this letter to document the findings of our review of materials submitted for the Sherlock Self-Storage project. The proposed project is located on parcel #242606-9058 at 14441 Carnation-Duvall Road in Duvall, Washington. Our review is based on the following documents provided by the City: 1) a Wetland and Stream Reconnaissance Letter submitted by Altmann Oliver Associates, LLC (AOA; dated February 23, 2017), and 2) Site Plans developed by Jackson Main Architecture with Cecil & Associates (dated February 27, 2017). ESA reviewed these materials for compliance with the Duvall Municipal Code (DMC) 14.42 Sensitive Areas Regulations.

In addition, ESA considered relevant information from the *Final Mitigation Plan Duvall Village* (Wetland Resources Inc. [WRI]; dated February 9, 2016), *Stream Habitat Assessment for the City of Duvall, Washington* (Herrera; dated April 11, 2006), and *William F. McCormick Park Reconnaissance/Opportunities and Constraints Assessment* (ESA; dated October 2, 2009). These materials characterize existing conditions of adjacent parcels to the subject property.

Review Findings

Wetland and Stream Determination: The AOA reconnaissance letter indicates that while there are no wetlands or streams located directly on the property, Thayer Creek and a wetland (Wetland C) are located in close proximity on an adjacent property – the Duvall Village development, which was recently reviewed and approved by the City. ESA extensively reviewed the *Final Mitigation Plan Duvall Village* (WRI, 2016) and agree with the delineation/survey of both Thayer Creek and Wetland C.

An additional off-site tributary channel and wetland are documented near the northwest corner of the subject property. The tributary channel (Tributary 1) is mapped in the *Stream Habitat Assessment for the City of Duvall, Washington* (Herrera, 2006; available: <http://www.duvallwa.gov/DocumentCenter> – Planning Department, Applications, Forms, and Publications – Other Planning Publications). While we do not believe that Tributary 1 is a natural watercourse, it is possible that it could be accessible to fish since it has a close connection to Thayer Creek. The off-site wetland (Wetland M) is documented in the *William F. McCormick Park Reconnaissance/Opportunities and Constraints Assessment* (ESA, 2009; available here: <http://www.duvallwa.gov/DocumentCenter/Index/244>). Wetland M is considered a



Category III wetland requiring a 60-foot standard buffer. We do not believe these off-site features will impact the proposed project since the applicant is already proposing to provide a wider buffer in the northwest corner of the property. However, we recommend that the applicant be required to include these features within updated sensitive areas documentation, including the updated Buffer Enhancement Plan sheets for the project.

Wetland and Stream Buffer Requirements, and Proposed Buffer Enhancement: Wetland C is considered a Category III wetland requiring a 60-foot buffer, which extends onto the southern portion of the subject property. The proposed 30-foot reduced buffer of Wetland C is allowed under the DMC and is consistent with DMC 14.42.210.B. In addition, the proposed mitigation and applicable measures for buffer reduction of Wetland C is consistent with DMC 14.42.210.B.4.

The proposed 50-foot reduced buffer along the east (right bank) side of Thayer Creek is also allowed by DMC 14.42; however, it must be consistent with the applicable Performance Based Buffer standards in DMC 14.42.320.E (specifically the portion “Thayer Creek (Class 2) Between City ownership and Main Street”). While this section indicates that the right bank buffer for this stream segment is to extend between “the stream and the Main Street right-of-way”, we recognize that this would preclude any development opportunity on the subject property. We believe that the intent of the Performance-Based Buffer standards for this stream segment is to provide for a 50-foot reduced buffer around the stream, as long as all other specific provisions are implemented, including:

Right Bank

- Manage stormwater runoff from Main Street including flow control and treatment.
- Enhance the riparian zone with native trees and shrubs and remove invasive plants along the full length and depth of the individual parcel(s) riparian buffer.
- Install fencing, signage, or other suitable measures that prohibit or discourage entrance and disturbance to the stream and buffer area to provide protection of the key aquatic functions.

Left Bank

- Provide a 50-foot buffer and development restrictions within this reach [Not applicable, as subject property does not include left bank areas].
- Install stormwater detention/treatment for roadways and other impervious surface on the developed portion of the site.
- Provide resources for enhancement of buffer areas in Reach 1 and portions of Reach 2 owned by the city of Duvall, equivalent to the difference between the areas provided in recommended general buffer width of 100 feet and the area within the buffer provided under the standards above.
- Encourage low impact development (LID) strategies.

We generally agree that proposed on-site buffer enhancement actions are consistent with buffer reduction allowances for both wetlands and streams. The plant species, quantities, and spacing



provided on Buffer Enhancement Plan Sheet W2.1 are appropriate for site conditions, and specifications for construction/installation (Sheet W2.2) generally meet DMC 14.42 Mitigation Plan requirements. We do have several recommendations for updates to the Final Buffer Enhancement Plan:

- Areas extending outside of the subject property onto the adjacent Duvall Village property should not be included as part of the proposed buffer enhancement area since these areas are already being enhanced as part of the Duvall Village development.
- It is not apparent from the Grading/Drainage Plan Sheet the extent of temporary modification (clearing and grading) that will occur within on-site portions of the buffer area and should be specified. For all areas that are graded, with topsoils removed, enhancement areas should be amended with either stockpiled topsoils or with topsoil material from an approved source.
- Soil Preparation/Amendments specifications state that “planting pits shall be backfilled with a 30/70 mixture of and the native soil from the planting pits.” It appears that a word is missing from this specification, and likely should be revised to indicate the top soil amendment that will be provided in the planting pits.
- Mulch specifications state that composted hog-fuel could be used for the 3” mulch layer throughout the planting area. We recommend that hog-fuel not be allowed as mulch.
- Although the AOA reconnaissance letter provides overall goals and performance standards for buffer enhancement actions, they are not stated within the Buffer Enhancement Plan. We recommend that an updated/final Buffer Enhancement Plan include these items, as required by DMC 14.42.130 and 14.42.250.A.

In addition to on-site buffer enhancement, off-site enhancement of Thayer Creek riparian areas within downstream, publically owned stream segments must be implemented to meet Performance Based Buffer requirements (DMC 14.42.320.E). The extent of downstream enhancement must be equivalent to the difference between the area that would be provided by the standard buffer width (100 feet) and the area protected by the proposed reduced buffer.

For proposed off-site enhancement of Thayer Creek downstream of the property, the applicant should ensure efforts are coordinated to eliminate overlap with other Thayer Creek enhancement efforts that have already been complete or are already underway. Specifically, the applicant should review the planting areas for the Puget Sound Energy Restoration project to the east of the Snoqualmie Valley Trail, and the Duvall Village off-site mitigation area. The restoration extents associated with these efforts are shown in the figure on the following page.

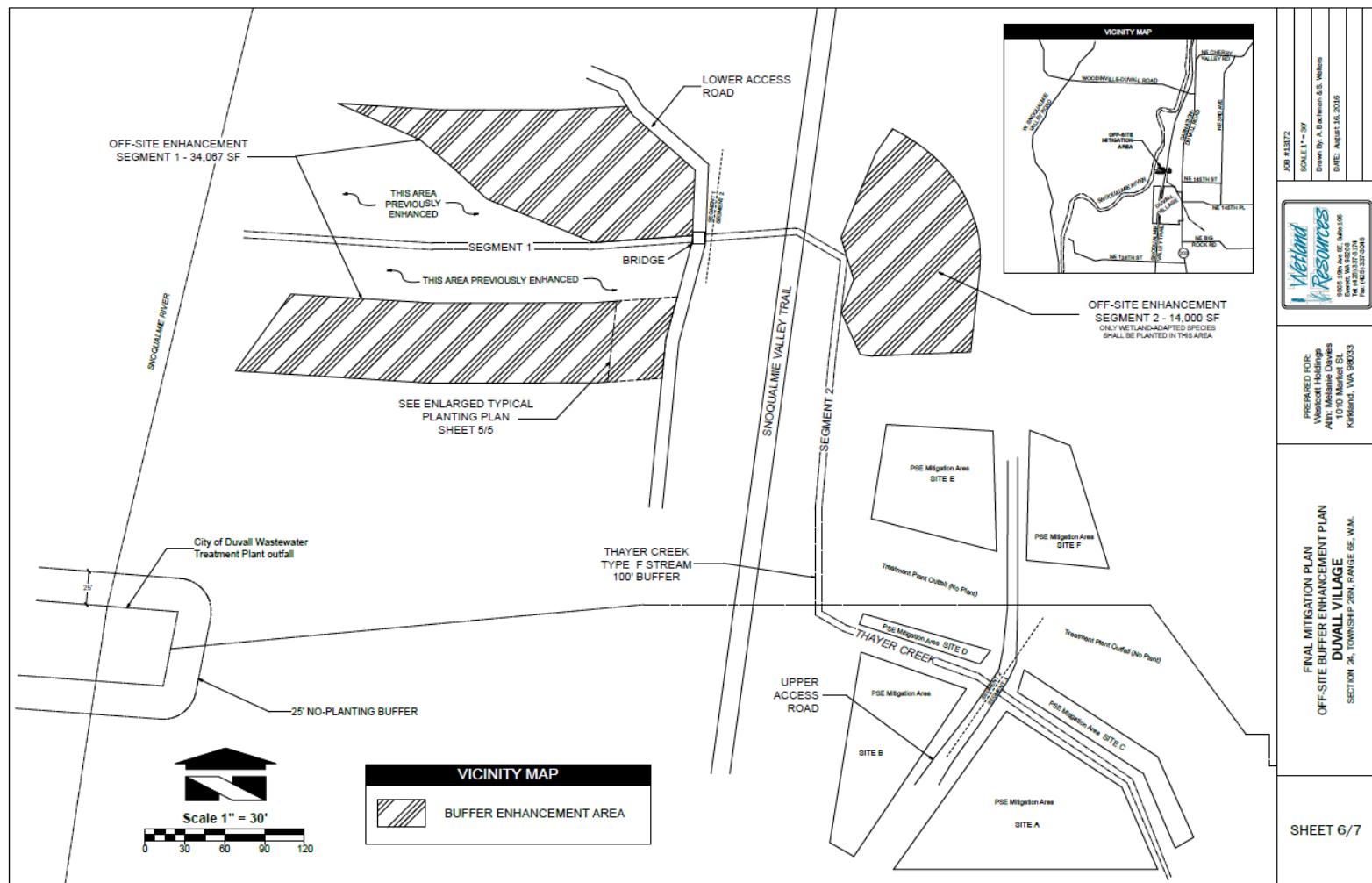


Figure 1. Duvall Village Off-site Enhancement Areas (with further indication of other previous restoration / mitigation efforts along lower Thayer Creek) (WRI, 2016).



It appears that an ideal area for downstream enhancement could be the Thayer Creek corridor directly downstream of the subject property (and immediately west of the City's Wastewater Treatment Plan). Areas to the north of the subject property and Duvall Village property line, as well as areas to the south of the Puget Sound Energy (PSE) Restoration project enhancement area, could be sufficient to meet off-site enhancement requirements.

Stormwater Treatment and Outfall: The proposed bio-retention facility and connecting stormwater drainage pipe are located outside of the reduced stream buffer. The drainage pipe discharges off-site and north of the subject property, currently proposed as connection to an existing stormwater pipe via a new catchbasin. Outfalls within stream and/or wetland buffers are allowed by DMC 14.42.330.E and 14.42.220.XX. Discharge to the existing stormwater system as currently proposed, within City property, will only be allowed as documented in the TIR and in association with mitigation/restoration of the existing hanging pipe outfall located immediately to the northwest of the property (discharging to Tributary 1, as described above). As an alternative, the applicant could propose an on-site discharge system along the outer edge of the Thayer Creek buffer that includes an energy dissipation (bubble-up level spreader, or similar outfall structure) per DMC 14.42.210.B.4. One of these two options should be included in the updated Drainage Plan and Mitigation Plan for the proposed project. We additionally recommend that the applicant provide documentation that details consideration and use of LID approaches for stormwater management, as required by Thayer Creek Performance-Based Buffer standards (DMC 14.42.320.E). LID approaches that minimize pollution generating surfaces and provide enhanced water quality treatment should be prioritized.

Recommendations

In order to ensure that the proposed project accurately mitigates for stream buffer impacts, we recommend the following:

- Provide documentation of additional off-site stream and wetland features near the northwest corner of the subject property;
- Implement recommended updates to the Buffer Enhancement Plan as detailed above in this letter;
- Select alternative areas downstream of the subject property for enhancement to meet requirements of DMC 14.42.320.E;
- Include off-site stormwater drainage improvements (at the outfall to Tributary 1) or an on-site discharge system along the buffer edge of Thayer Creek; and
- Provide documentation that details consideration and use of LID approaches for stormwater management as required by Thayer Creek Performance-Based Buffer standards.

Limitations

Within the limitations of schedule, budget, and scope-of-work, we warrant that this review was conducted in accordance with generally accepted environmental science practices, including the technical guidelines and criteria in effect at the time this review was performed. No other warranty, expressed or implied, is made.

If you have any questions, please contact us at (206) 789-9658.



Sherlock Self-Storage
April 10, 2017
Page 6 of 6

Sincerely,
ESA

A handwritten signature in blue ink, appearing to read 'A. Booy', with a stylized flourish at the end.

Aaron Booy
Natural Resources Specialist

A handwritten signature in blue ink, appearing to read 'Christina Hersum', with a stylized flourish at the end.

Christina Hersum
Associate Scientist